



MEMORANDUM

TO: Mayor Lee Leffingwell
Members of the City Council

FROM: Kathleen Fox, Planning & Development Review Department, 974-7877

DATE: December 22, 2010

RE: Heritage Hills/Windsor Hills Combined Neighborhood Plan
Case Nos. NP-2010-0028, C14-2010-0160 and C14-2010-0161

Description of Backup Information

Attached you will find back-up information for the Heritage Hills/Windsor Hills Combined Neighborhood Plan (HHWHCNPA). This information includes:

- The Heritage Hills/Windsor Hills Combined Neighborhood Plan, NP-2010-0028
- Public Meetings Conducted During the HHWHCNPA Planning Process and Public Outreach Data
- Council Action on Bicycle Master Plan, including language on the proposed North Acres Bike/Pedestrian Bridge
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- A Future Land Use Map
- Back-up for Case # C14-2010-0160, the Heritage Hills Neighborhood Plan Combining District Rezonings
- Back-up for Case # C14-2010-0161, the Windsor Hills Neighborhood Plan Combining District Rezonings

Planning Commission Recommendations

The Planning Commission recommended approval of staff's recommendations for four of the five staff recommendations concerning the Heritage Hills/Windsor Hills Combined Neighborhood Plan and associated rezoning. Below is the recommendation that the Planning Commission amended, with their language underlined:

REC 150: The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if, and only if, City

Staff (the Public Works Department and Austin Police Department) clearly demonstrates to both neighborhoods and City Council that the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge to a level comparable with the south side of the bridge prior to moving forward with the construction of this project. Dealey/Kirk. 6-0.
Out Ill: Reddy; Absent: Chimenti and Hernandez

HHWHCNPA Planning Process

The Heritage Hills/Windsor Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The kickoff meeting was held on May 22, 2008. Since that first meeting, the Planning and Development Review Department (PDRD) staff worked with community members to conduct 33 public meetings over 29 months. These meetings addressed planning issue areas such as: community life (crime and code enforcement issues, community engagement, and community health), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes and presentation information from these public meetings were posted on the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area's (HHWHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the HHWHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with neighborhood stakeholders to formulate the zoning recommendations for specific sites in the HHWHCNPA. At the September 15, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the HHWHCNPA. Below is a timeline of important dates in the planning process:

- **May 22, 2008:** Kick-off Meeting
- **August 2008 to June 2009:** Topic Meetings (e.g., community life, parks, trees, transportation and infrastructure, neighborhood character issues, etc.)
- **July 25, 2009:** Mid-Process Open House
 - Presentation of draft plan chapters
- **September 2009 to August 2010:** Land Use and Zoning Workshops
- **September 15, 2010:** Final Open House
 - Presentation of final draft plan, FLUM, and zoning recommendations
- **December 14, 2010:** The Planning Commission reviewed the draft Heritage Hills/Windsor Hills Combined Neighborhood Plan and associated rezoning cases.

Plan Summary

Community Life

The Community Life chapter addresses issues that affect the daily lives of those living, working, or visiting the HHWHCNPA. Crime and code enforcement issues were the primary concern of area stakeholders throughout the planning process and many of the plan's recommendations focus on addressing their concerns. Other topics covered by this

chapter include improving community health and motivating residents and business owners to take a more active role in improving the quality of life in their community by participating in a variety of neighborhood initiatives.

Parks, Trees and the Environment

The Parks, Trees and the Environment chapter includes recommendations for improving existing park facilities (the Gus Garcia Recreation Center and North Acres Park) within the HHWHCNP. The chapter also includes recommendations regarding acquiring additional greenspace and including adding more amenities to existing and future parks, and recreational areas within the HHWHCNP. The chapter also provides recommendations for the enhancement of the area's tree canopy, which has been identified by the community as their top asset. Recommendations also include the preservation and maintenance of the area's current tree canopy and the removal of invasive plants and trees. This chapter also has a recommendation to improve the natural environment and water quality of the planning area by through a variety of green initiatives.

Transportation and Infrastructure

The Transportation and Infrastructure chapter provides recommendations for both the pedestrian and vehicular transportation networks of the HHWHCNP. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); and, the expansion of public transit options within the planning area. There are also recommendations for providing safety improvements in the area, including street lighting, cross walks, and handicap compliant sidewalk ramps.

Land Use

Many of the HHWHCNP plan's recommendations relate to land use changes in the area. As the Future Land Use Map and zoning tract maps (included in the backup) show, many of the land use and zoning changes occur at the periphery of the planning area and along major arterials, where commercial, industrial and multi-family land uses are located. As part of the Land Use chapter recommendations, stakeholders want to: preserve the area's residential character; support opportunities for commercial redevelopment; create neighborhood mixed use corridors and nodes (especially along Middle Fiskville Road and south of Ruby Lane); support more neighborhood serving commercial uses which are aesthetically appealing; preserve the light industrial district located off Cameron Road; and provide opportunities for new residential infill and neighborhood serving uses at the Norwood Shopping Center.

Survey Results

The Planning & Development Review Department made available a survey to planning area residents and property owners at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Please rate your level of support for the HHWHCNP Neighborhood Plan" (out of 76 total responses):

Response	Response Count	Response Percentage
Fully Supportive / Yo lo apoyo completamente	21	27.6%
Generally Supportive / Yo lo apoyo en general	40	52.7%
Generally Unsupportive / Yo no lo apoyo en general	2	2.6%
No support / No tengo apoyo	4	5.3%
Unfamiliar with the Plan / No soy familiar con el plan	9	11.8%

ORDINANCE NO. 20090611-075

AN ORDINANCE ADOPTING THE CITY OF AUSTIN 2009 BICYCLE PLAN UPDATE AND UPDATING THE AUSTIN METROPOLITAN AREA TRANSPORTATION PLAN AND THE AUSTIN TOMORROW COMPREHENSIVE PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Bicycle Master Plan is a component of the Austin Metropolitan Area Transportation Plan (AMATP). The AMATP serves as the transportation element of the Austin Tomorrow Comprehensive Plan.

PART 2. The City of Austin 2009 Bicycle Plan Update (2009 Bicycle Plan Update), attached as Exhibit A, replaces and supersedes the Bicycle Master Plan, and is adopted as a component of the AMATP and the Austin Tomorrow Comprehensive Plan.

PART 3. Prior to seeking council authority to construct the North Acres Hike and Bike Trail Bridge Project as specified in the 2009 Bicycle Plan Update and in the CAMPO FY 2008-11 Transportation Improvement Program, staff will update the city council on the effectiveness of crime reduction initiatives in the vicinity of the proposed bridge.

PART 4. This ordinance takes effect on June 22, 2009.

PASSED AND APPROVED

_____, June 11, 2009

§
§
§

W. Wynn

Will Wynn

Will Wynn
Mayor

APPROVED:

David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk

Heritage Hills/Windsor Hills Combined Neighborhood Planning Meetings

Meetings	Dates	Topics
Meet and Greet Meetings	Feb, Mar & Apr 2008	Met with neighborhood leaders and discussed the upcoming neighborhood planning process in Heritage Hills/Windsor Hills
Initial Survey	May 2008	Mailed 7,600 notices to stakeholders about upcoming kickoff. They were also asked to fill out an online neighborhood survey
Kickoff Meeting	May 22, 2008	Audience was introduced to the neighborhood planning process
First Workshop	June 24, 2008	Audience identified strengths, opportunities and challenges in the Heritage Hills/Windsor Hills community
Dream Big Goals Workshop	July 24, 2008	Audience participated in a visioning exercise on various topics that would be discussed during the planning process.
Crime and Public Safety	Aug 26, 2008	Audience met with the Austin Police Department and discussed crime and public safety issues in their community
Code Enforcement	Sept 30, 2008	Audience discussed code enforcement issues with a representative from the Austin Code Enforcement Department. They also mapped out areas of concern (code enforcement issues)
Brainstorm Crime and Code Enforcement	Oct 29, 2008	Audience developed draft goals, objectives, and plan recommendations to address crime and code enforcement issues in the Heritage Hills/Windsor Hills planning area.
Parks and Trees Workshop	Nov 19, 2008	Audience finished formulating crime and code enforcement goals and recommendations for the Community Life Chapter
Community Health and the Environment	Dec 15, 2008	Discussion on improving the health of the community. Presentations by the Austin/Travis County Health & Human Services, and Austin's Watershed Protection Development Review Department
Making a Green & Sustainable HHWH	Jan 20, 2009	Presentation by Keep Austin Beautiful and participating in a tree canopy enhancement group exercise.
Brainstorm Parks, Trees & the Environment	Feb 4, 2009	Audience developed goals and plan recommendations on issues concerning: parks, trees, and environmental issues in the Heritage Hills/Windsor Hills planning area.
Motorized Transportation Workshop	Mar 4, 2009	Presentation by staff on motorized transportation planning in the City of Austin; mapping exercise to determine problems and potential solutions to motorized transportation concerns.
Walking & Biking Transportation	Apr 6, 2009	Presentation by Public Works on bicycle & pedestrian transportation issues. Attendees completed mapping exercise to tag areas of concern related to pedestrian transportation.
Brainstorm Motorized Transportation & Pedestrian Access	Apr 28, 2009	Audience participated in a Round Robin exercise and developed goals and plan recommendations to address motorized vehicle and pedestrian access in the Heritage Hills/Windsor Hills planning area.
Finish Transportation and Infrastructure Recommendations	May 19, 2009	Audience finalized the goals and plan recommendations to address motorized vehicle and pedestrian access in the Heritage Hills/Windsor Hills planning area.
Neighborhood Character	June 8, 2009	Presentation by Austin Community Design and Development Center on neighborhood character; mapping exercise to determine areas where neighborhood character should be preserved or improved.
Mid-Process Open House	July 25, 2009	Invited planning area to review the work completed in developing goals, objectives and recommendations for the planning area.
Land Use Workshops	Sep 28 & 23, Oct 15, Nov 3 & 18, Dec 10, 2009	Presentation on Land Use; develop the areas of change/no change map, which will transition into assigning future land use categories within the HHWH planning area
Zoning Workshops	Jan 13, Feb 2 & 25, Mar 23, Apr 15, May 18, June 12, July 14 & 28 2010	Introduction to zoning presentation; group decision making on: front yard parking, mobile food establishments, infill options, design tools, conditional overlays and assigning zoning districts. Develop /review land use recommendations with neighborhood stakeholders and property owners. Review land use recommendations during round robin open house
HHWH Wrap Up Meeting	Aug 18, 2010	Presentation on contact teams, Affordability Impact Statement, and other the Affordable Housing Code Options
HHWH Final Open House	Sept 15, 2010	Review and comment on the draft HHWH neighborhood plan; attendees select top 10 priority recommendations; review HHWH vision statement

Performance Measures for the Heritage Hills/Windsor Hills Combined Neighborhood Planning Process

Topic	Mtg Date	Mtg Facilitator	# Attendees	# of Staff	Bilingual Notices	Emails	Coord. Team	Notices at Gus Garcia	Media Release	Other Outreach Efforts
Meet and Greet Mtgs HHWH Kickoff	Feb Mar & Apr 08	yes	35	3						
First Workshop	05/22/08	yes	49	7	9438		email			1800 AISD bilingual flyers & to local businesses
Dream Big Goals Meeting	06/24/08	yes	43	6	81	1	email		yes	Notice on NP website
Public Safety Meeting	07/24/08	yes	43	7	107	2	notice dist		no	Notice on NP website
Code Enforcement	08/26/08	yes	23	9	129	2	notice dist	notice only	no	NACN meeting
Brainstorming Crime/Code Enf	09/30/09	yes	43	4	125	3	notice dist	notice only	yes	Spoke w/ school principals
Parks and Open Space	10/29/2008	yes	30	4	192	3	email	posters/notice	yes	HHWH Crime Party
Community Health/Environment *	11/19/2008	yes	39	8	203	3	email	posters/notice	yes	NACN Crime March
Making a Green/Sustainable Community	12/15/2008	yes	19	4	217	3	email	posters/notice	yes	Notice on NP website
	01/20/09	yes	50	6	216	3	email	posters/notice		Notice on NP website
Brainstorming Parks Tree & the Env.	02/04/09	yes	22	5	216	3	email	posters/notice	yes	Notice on NP website
Transportation - Motorized Vehicles	03/04/09	yes	25	5	2019	3	email	posters/notice	yes	1800 AISD bilingual flyers
Transportation - Walking and Biking	04/06/09	yes	38	7	255	3	email	posters/notice	yes	Buckner/Senior Apts WH
Transportation Brainstorming Mtg	04/28/09	yes	49	5	271	3	email	posters/notice	yes	KEB HHWH Neigh Cleanup
Finishing Up Transportation Workshop	05/19/09	yes	14	5	336	3	email	posters/notice	yes	
Neighborhood Character Workshop	06/08/09	yes	29	7	336	3	email	posters/notice	yes	
Mid Process Open House	07/25/09	yes	29	7	7707	2	email	posters/notice	yes	Apt Mgrs/NP website notice
Land Use 1 Workshop	09/02/09	yes	29	7	313	3	email	posters/notice	yes	Senior Apts in HH
Land Use 2 Workshop	09/23/09	yes	16	4	325	2	email	posters/notice	yes	Notice on NP website
Land Use 3 Workshop	10/15/09	yes	22	5	336	2	email	posters/notice	yes	Notice on NP website
Land Use 4 Workshop	11/03/09	yes	25	4	336	2	email	posters/notice	yes	Notice on NP website
Land Use 5 Workshop	11/18/09	yes	25	5	336	2	email	posters/notice	yes	Notice on NP website
Land Use 6 Workshop	12/10/09	yes	14	5	336	2	email	posters/notice	yes	Notice on NP website
Zoning 1 Workshop	01/13/10	yes	18	5	336	2	email	posters/notice	yes	Notice on NP website
Zoning 2 Workshop	02/02/10	yes	23	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 3 Workshop	02/25/10	yes	20	4	337	2	email	posters/notice	yes	Notice on NP website
Zoning 4 Workshop	03/23/10	yes	18	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 5 Workshop	04/15/10	yes	14	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 6 Workshop	05/18/10	yes	20	5	338	2	email	posters/notice	yes	Notice on NP website
Zoning 7 Workshop	06/15/10	yes	16	4	338	2	email	posters/notice	yes	Notice on NP website
Zoning 8 Workshop	07/14/10	yes	11	5	338	2	email	posters/notice	yes	Notice on NP website
Zoning Workshop 9 - Land Use Recs	07/28/10	yes	16	4	341	2	email	posters/notice	yes	Notice on NP website
Wrap Up Meeting	08/18/10	yes	24	5	341	2	email	posters/notice	yes	Notice on NP website
Final Open House	09/15/10	yes	56	7	7838	4	email	posters/notice	yes	Notice on NP website
									yes	postcards, interest list mailing, 4 emails, final survey, website notice, hard copies of draft plans and bilingual final surveys at Gus Garcia
Totals (not including Meet and Greets)	33 meetings		912	180	35048	77				

[illegible]

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0161

(Windsor Hills Neighborhood Planning Area Rezoning)

P.C. DATE: December 14, 2010

November 9, 2010

AREA: Approximately 787 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of Windsor Hills Combined Neighborhood Planning Area are:

North – E. Braker Lane

East – Dessau Road

South – E. Rundberg Lane

West – I-35 frontage road

APPLICANT: City of Austin (City-initiated)

AGENT: Planning and Development Review Department

(Kathleen Fox/ Greg Dutton/ Joi Harden)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Windsor Hills NPCD, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: “small-lot amnesty.” Other special use options proposed to be applied on a parcel-specific basis include: “residential infill.” The following special use options will be applied in a subdistrict: “cottage,” and “urban home.” The subdistrict is generally bounded by Childress Drive to the north, E. Rundberg Lane to the south, Marlborough Drive to the east, and Hansford Drive/Northcape Drive/Cottle Drive to the west. Please see the “E. Rundberg Lane Subdistrict” Map (Attachment K) for the location of this subdistrict. The following infill options will be applied to Tracts A and B: “residential infill.” Please see the “Special Use Infill Tracts” Map (Attachment I) for the locations of these tracts. In addition, front and side yard parking restrictions, and mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 26 tracts shown on the attached Windsor Hills Neighborhood Planning Area map (Please see Attachment F). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment G). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment H).

ISSUES

That portion of Tract 19 located at 9915 Middle Fiskville Road, is being rezoned from SF-2 to CS-MU-V-CO-NP. Staff is recommending the rezoning which includes a conditional overlay of a 25-foot wide vegetative buffer along the east property line. The applicant supports the base zoning district but is opposed to the conditional overlay that requires a 25-foot vegetative buffer. A related zoning case has also been filed to address this issue and is tentatively scheduled for the Planning Commission meeting of January 11, 2011 (C14-2010-0187). **Update:** The rezoning case was withdrawn by the Applicant on December 7, 2010. The applicant is no longer opposing the conditional overlay of the 25-foot wide vegetative buffer.

DEPARTMENT COMMENTS:

The Heritage Hills/Windsor Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on May 22, 2008. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 32 public meetings. These meetings addressed planning issue areas such as: community life (including crime and code enforcement issues and community health), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area's (HHWHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the HHWHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the HHWHCNPA. At the September 15, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the HHWHCNPA.

LIST OF ATTACHMENTS:

- A. GIS Staff Zoning Map for Windsor Hills Neighborhood Planning Area
- B. Current Zoning Map
- C. Aerial Map of Plan Area
- D. Current Land Use Map
- E. Future Land Use Map
- F. Map of Recommended Zoning Changes
- G. Rezoning Tract Chart
- H. Existing and Proposed Conditional Overlays
- I. Map of Infill Options
- J. Tract Chart of Infill Options
- K. Map of Cottage Lot/Urban Home (Infill Options) Subdistrict
- L. Neighborhood Housing and Community Development Affordability Impact Statement

PLANNING COMMISSION RECOMMENDATION:

December 14, 2010: *Neighborhood Plan* - Approved the Heritage Hills/Windsor Hills Combined Neighborhood Plan as recommended by staff, except for recommendations: 150 and 164.1 as outlined below.

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd, J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Approved staff's recommendation *with a modification* for Plan recommendation 150: The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if, and only if, City Staff (the Public Works Department and Austin Police Department) clearly demonstrates to both neighborhoods and City Council that the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge to a level comparable with the south side of the bridge prior to moving forward with the construction of this project.

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd, J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Approved staff's recommendation for Plan recommendation 164: Construct new sidewalks at the following locations to promote a more walkable neighborhood. 1) Entire length of E. Applegate Drive, from IH-35 to Dessau Road. (Page 91. HHWH draft Plan)

Vote: (6-0, D. Anderson-1st, M. Dealey-2nd, J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Zoning - Approved the staff's recommendation to rezone the Windsor Hills Neighborhood Plan Combining District. Action on this item includes recommending adoption for the Windsor Hills NPCD of the following: "Small Lot amnesty" for the entire Windsor Hills NPCD; "Residential Infill" on Tracts A and B; "Cottage Lot and Urban Home" infill as described in the East Rundberg Lane Subdistrict. Action on this item also includes recommending adoption for the entire Windsor Hills NPCD of the following design tools: Impervious Cover and Parking Placement Restrictions, Garage Placement, and Front Porch Setback as well as restricted mobile food vending regulations, and restricted front and side yard parking regulations

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd, J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

November 9, 2010: Planning Commission approved the postponement request by staff; by Consent. [S. KIRK, M. DEALEY 2nd] (9-0)

NEIGHBORHOOD PLANNING AREA: Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: Little Walnut Creek - Urban
Walnut Creek - Suburban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A**HILL COUNTRY ROADWAY:** N/A**SCHOOLS:**

Hart Elementary School
 Graham Elementary School
 Walnut Creek Elementary School
 Frank J. Dobie Middle School
 Lanier High School
 Reagan High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Council
 North Growth Corridor Alliance
 Edward Joseph Development, LTD
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 Heritage Hills/Windsor Hills Combined COA Liaison
 Austin Parks Foundation
 Homeless Neighborhood Association
 Austin Monorail Project
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 Sierra Club, Austin Regional Group
 Windsor Hills Neighborhood Association

RELATED CASES:

NP-2010-0028 – Heritage Hills/Windsor Hills Combined Neighborhood Planning Area
 C14-2010-0160 – Heritage Hills Neighborhood Planning Area Rezoning

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
Dessau Road	120'	Varies	Arterial	Yes (many sections)	Yes	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

CITY COUNCIL DATE:

December 9, 2010

ACTION:

This item was postponed on consent to
 January 13, 2011 on Council Member

Spelman's motion, Mayor Pro Tem
Martinez' second on a 7-0 vote.

January 13, 2011

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Joi Harden

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STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Windsor Hills NPCD, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: “small-lot amnesty.” Other special use options proposed to be applied on a parcel-specific basis include: “residential infill.” The following special use options will be applied in a subdistrict: “cottage,” and “urban home.” The subdistrict is generally bounded by Childress Drive to the north, E. Rundberg Lane to the south, Marlborough Drive to the east, and Hansford Drive/Northcape Drive/Cottle Drive to the west. Please see the “E. Rundberg Lane Subdistrict” Map (Attachment K) for the location of this subdistrict. The following infill options will be applied to Tracts A and B: “residential infill.” Please see the “Special Use Infill Tracts” Map (Attachment I) for the locations of these tracts. In addition, front and side yard parking restrictions, and mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 26 tracts shown on the attached Windsor Hills Neighborhood Planning Area map (Please see Attachment F). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment G). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment H).

BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the Heritage Hills/Windsor Hills Combined Neighborhood Planning process. Following a kickoff meeting on May 22, 2008, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the 29 months.

The plan's goals, objectives, and action items were developed at Heritage Hills/Windsor Hills Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the Windsor Hills Combined Neighborhood Planning Area to allow for the following design tools – “Parking Placement and Impervious Cover Restrictions,” “Garage Placement,” and “Front Porch Setback.” The NP will also allow the following infill options to be applied to the Windsor Hills Neighborhood Planning Area: “Small Lot Amnesty”; to Tracts A and B: “Residential Infill”; and applied to E. Rundberg Lane Subdistrict: “Cottage Lot” and “Urban Home.”

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Heritage Hills/ Windsor Hills Combined Neighborhood Plan:

LAND USE

Goal: Transform the Planning Area into a highly livable, walkable and attractive community, which preserves its stable single family neighborhoods, protects its diverse housing types, while also providing a mixture of aesthetically appealing and neighborhood-serving civic, commercial, mixed use and industrial land uses that are an asset to all.

Objective L1: Preserve the existing core single family residential neighborhoods in the HHWHCNP.

REC 1: Preserve the existing residential character within established core single family neighborhoods in the Planning Area. (Responsible Party (RP): HHWHCNP, COA)

REC 2: Consider existing residential densities and current housing stock in future land use decisions to promote compatibility between land uses, including but not limited to: building height, massing, and impervious surface coverage. (RP: HHWHCNP, COA)

REC 3: Consider the use of vegetated buffers and landscaping equal to or greater than existing requirements when land use decisions are made, to protect the single family neighborhoods from commercial encroachment. (RP: HHWHCNP, COA)

REC 4: Support increasing homeownership for existing and new housing. (RP: HHWHCNP, COA)

REC 5: Preserve and expand the tree canopy in the single family neighborhoods. (RP: HHWHCNP, COA)

Objective L2: Preserve the diversity of housing options and various levels of affordability, which are dispersed throughout the Planning Area (i.e. – single family, duplexes, condominiums, apartment buildings, senior living options, and a mobile home park.)

REC 6: Target and encourage redevelopment of dilapidated multi-family properties into quality multi-family or mixed use developments. (RP: HHWHCNP, COA)

REC 7: Support the retention of well-maintained and safe multi-family apartment complexes. (RP: HHWHCNP, COA)

REC 8: Retain different degrees of affordable housing options in the Planning Area,

allowing residents to age in place. (RP: COA)

REC 9: Adopt 'Small Lot Amnesty' as described as a special use infill option, permitting new single family development on existing lots with a minimum of 2,500 square feet, for the entire HHWHCNP. (RP: COA)

REC 10: Adopt the 'Residential Infill' infill option on various large tracts throughout the HHWHCNP. (RP: COA)

REC 11: Adopt 'Cottage Lot and Urban Home' infill option within the E. Rundberg Lane Subdistrict. (RP: COA)

Objective L3: Promote the revitalization of commercial uses along major roadways. These new places should promote local serving businesses and serve as neighborhood amenities.

REC 12: Encourage commercial uses to be located around the edge of the HHWHCNP (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNP, COA)

REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceeds compatibility requirements where they abut residential neighborhoods. (RP: COA)

REC 14: Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNP, COA)

REC 15: Support pedestrian-friendly commercial nodes with multiple neighborhood serving services. (RP: HHWHCNP, COA)

REC 16: Discourage additional commercial uses from encroaching into established residential areas. (RP: HHWHCNP, COA)

REC 17: Support the aesthetic enhancement of the buildings and streetscape along all major corridors of the Planning Areas (i.e. Rutherford Lane, E. Rundberg Lane, Braker Lane, Middle Fiskville, Cameron/Dessau Road, and the I-35 frontage road.) (RP: HHWHCNP, COA)

Objective L4: Establish neighborhood serving mixed use niches along roadways at the edges of single family neighborhoods.

REC 20: Transform portions of the Planning Area into neighborhood scale, neighborhood serving mixed use developments (office, retail and residential), which are pedestrian friendly at: (RP: HHWHCNP, COA)

- ☐ The east side of Middle Fiskville Road
- ☐ Along portions of E. Rundberg Lane
- ☐ Along portions of Park Plaza Drive
- ☐ Within the Norwood Shopping Center
- ☐ South of Ruby Drive, off of Joseph Clayton Road.

Objective L6: Support aesthetically appealing redevelopment that improves the appearance of the HHWHCNPA.

REC 25: Support, throughout the HHWHCNPA, high quality, aesthetically appealing businesses, housing developments, and industrial areas, which strongly emphasize appealing building and landscape design. (RP: HHWHCNPA, COA)

REC 26: Adopt the design tool 'Impervious Cover and Parking Placement' for the entire HHWHCNPA. (RP: COA)

REC 27: Adopt the design tool 'Garage Placement' for the entire HHWHCNPA. (RP: COA)

REC 28: Adopt the design tool 'Front Porch Setback' for the entire HHWHCNPA. (RP: COA)

East Braker Lane - #1

REC 29: Support a variety of locally serving businesses along E. Braker Lane, which are attractive and well maintained, while supporting the retention of the existing civic land uses. (RP: COA, HHWHCNPA)

Large Undeveloped High Density Single Family Parcel on Dessau Road - #2

REC 30: Support the undeveloped high density single family parcel at the eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNPA)

REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNPA)

Bluff Bend Drive and Joseph Clayton Drive, North of Ruby Drive - #3

REC 32: Support a transition away from industrial uses along Bluff Bend Drive and Joseph Clayton Drive, north of Ruby Drive into a locally serving commercial or a mixed use development, which is neighborhood serving and neighborhood scaled. (RP: COA, HHWHCNPA)

Bluff Bend Drive and Joseph Clayton Drive, South of Ruby Drive - #4

REC 34: Support redeveloping Bluff Bend Drive and Joseph Clayton Drive, south of Ruby Drive into a new mixed use development, with attractive, walkable neighborhood-serving uses, while providing a transition to protect the adjoining single family homes located to the south. (RP: COA, HHWHCNP)

REC 35: Support neighborhood-oriented, pedestrian friendly, local businesses along the portion of Joseph Clayton Drive and Bluff Bend Drive south of Ruby Drive. (RP: COA, HHWHCNP)

Objective L7: Support making Middle Fiskville Road a more attractive, pedestrian-oriented, and neighborhood serving area of the Planning Area, by providing opportunities for redevelopment.

REC 37: On the east side of Middle Fiskville Road, support a neighborhood serving mixed use development, which includes a true mixture of land uses, including commercial, office and residential, which provide a transitional land use from the more commercial and industrial type businesses along the I-35 frontage road. (RP: COA, HHWHCNP)

I-35 Frontage Road

Objective L8: Support the I-35 frontage road as a regional provider of offices and commercial goods and services but also provide more neighborhood serving uses.

REC 38: Support and encourage commercial uses along the I-35 frontage road. (RP: COA, HHWHCNP)

REC 39: Support revitalizing and redeveloping properties along I-35 to support a variety of attractive, locally serving businesses, which are well maintained. (RP: COA, HHWHCNP)

E. Rundberg Lane**The Remainder of E. Rundberg Lane - #7**

EC 41: Support a transition to attractive neighborhood serving, neighborhood scale commercial and mixed use projects (office, commercial and residential) along portions of both sides of E. Rundberg Lane. (RP: COA, HHWHCNP)

EXISTING CONDITIONS**Zoning and Land Use****Existing Land Use for the Combined Neighborhood Plan area:**

		Heritage Hills	Windsor Hills	Combined	Urban Core*
Land Use	Acres				
	% of NPA				
Single-Family	Acres	97.4	380.1	477.5	15170.4
	% of NPA	13%	60%	34%	37%
Mobile Home	Acres	50.6	1.4	52.0	316.6
	% of NPA	7%	0%	4%	1%
Multifamily	Acres	83.2	52.1	135.3	4280.1
	% of NPA	11%	8%	10%	10%
Commercial	Acres	158.7	91.4	250.1	4030.4
	% of NPA	21%	14%	18%	10%
Office	Acres	50.5	3.1	53.6	1925.7
	% of NPA	7%	1%	4%	5%
Industrial	Acres	114.1	3.3	117.35	3397.8
	% of NPA	15%	1%	8%	8%
Civic	Acres	24.8	55.2	80.0	3235.3
	% of NPA	3%	9%	5%	8%
Open Space	Acres	52.1	0	52.1	3871.4
	% of NPA	7%	0%	4%	9%
Utilities	Acres	3.3	1.35	4.65	138.0
	% of NPA	0%	0%	1%	1%
Undeveloped	Acres	119.4	48.7	168.1	4745.8
	% of NPA	16%	7%	12%	11%
Total	Acres	754.1	636.6	1390.7	41111.5
	% of NPA	100%	100%	100%	100%

***Note:** Urban Core includes neighborhood Planning Areas, approved, partially approved, underway, and future areas; with the exception of Oak Hill East and West. UT, Downtown, Old Enfield, State Triangle, and RMMA were not included in the calculations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The area lies on the divide between the Little Walnut Creek Watershed (Urban) and Walnut Creek Watershed (Suburban). A geological and/or topographical analysis of the site may be necessary to determine the exact boundaries of the aforementioned watersheds.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, no information has been provided as to whether these properties are any pre-existing approvals that preempt current water quality or Code requirements.

Following are the comments for each watershed classification:

Urban

1. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
2. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

Suburban

1. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

2. According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.
3. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
 - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
IP, Industrial Park	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u>)

Note: The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Site Plan/Compatibility Standards

Any new commercial development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Some tracts are subject to compatibility standards. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

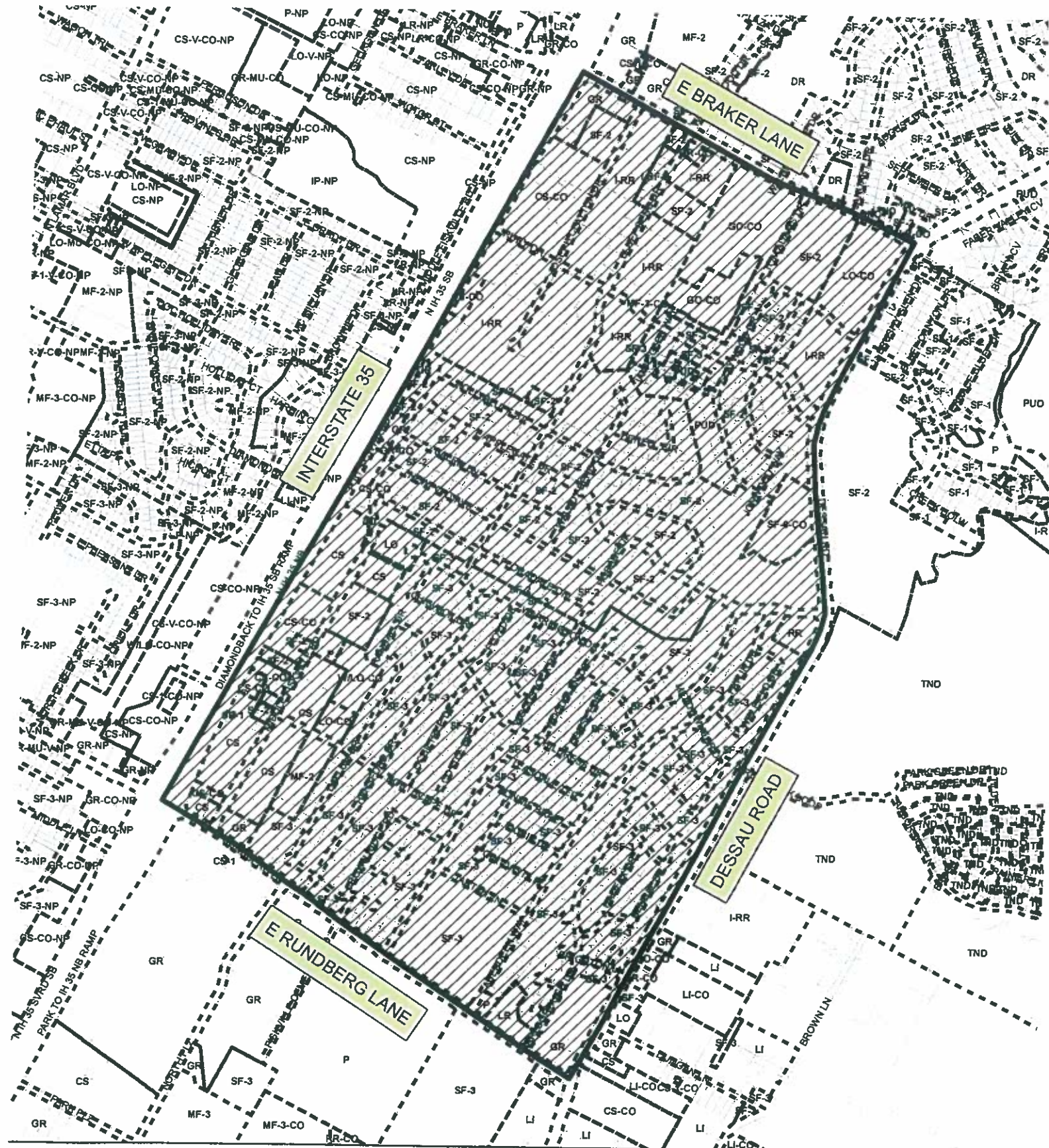
Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.


Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses.


A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.


Water and Wastewater


FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

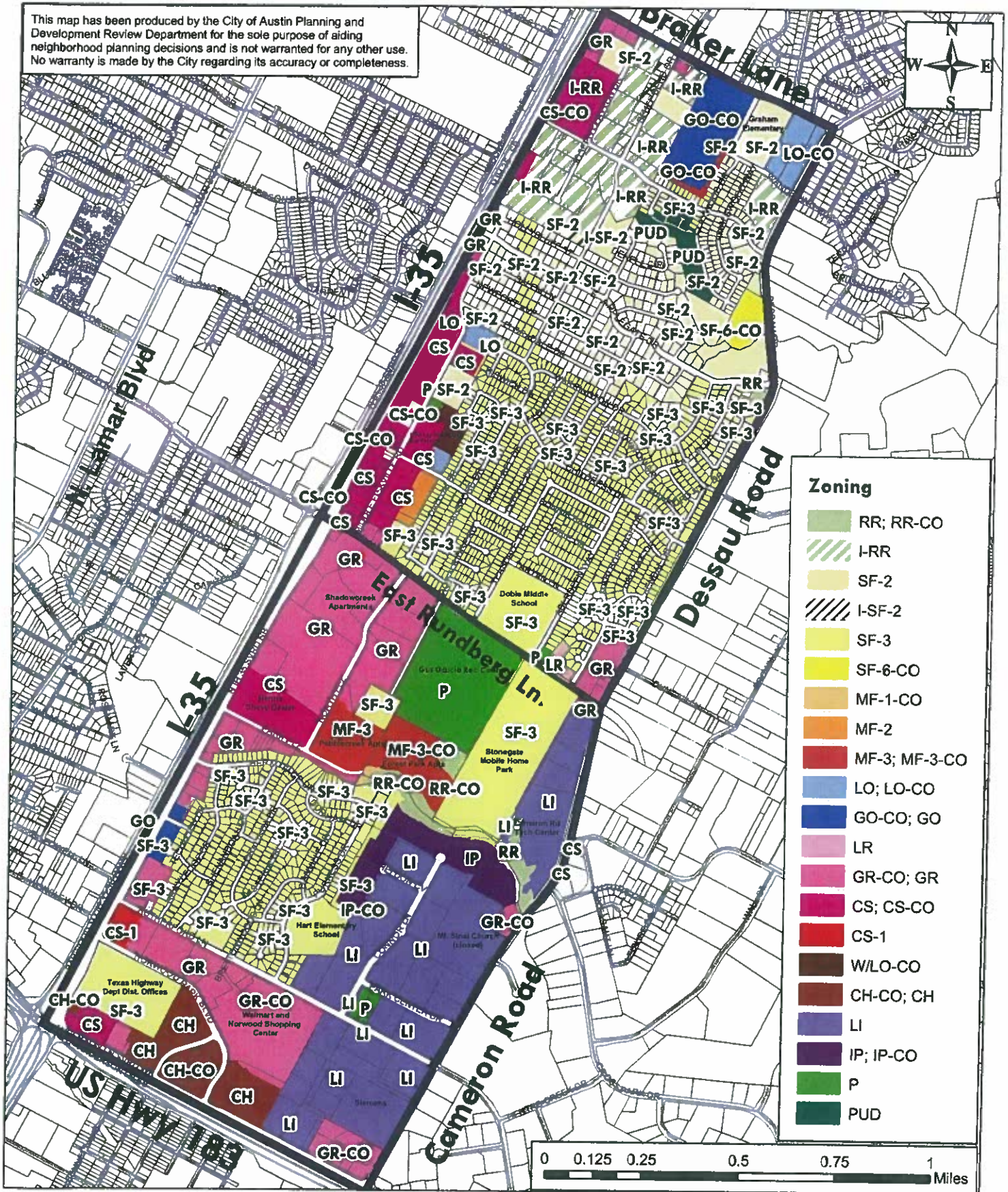
1" = 1200'

ZONING
 ZONING CASE#: C14-2010-0161
 LOCATION: WINDSOR HILLS NEIGHBORHOOD
 PLANNING AREA
 SUBJECT AREA: 787 ACRES
 GRID: M29-M31 & N31
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

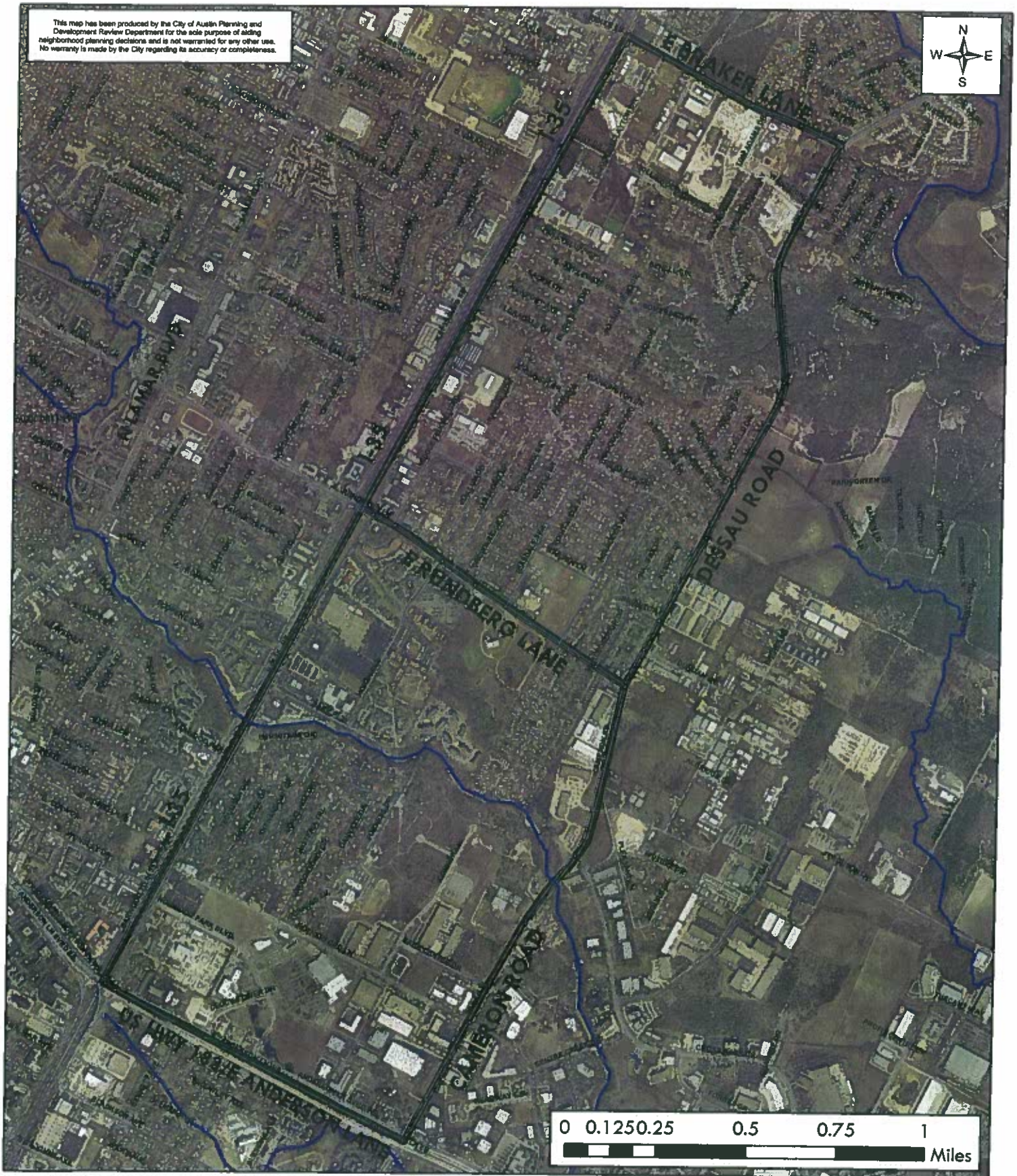
This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Heritage Hills / Windsor Hills Combined Neighborhood Planning Area Current Zoning Map

Created 10/18/10

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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

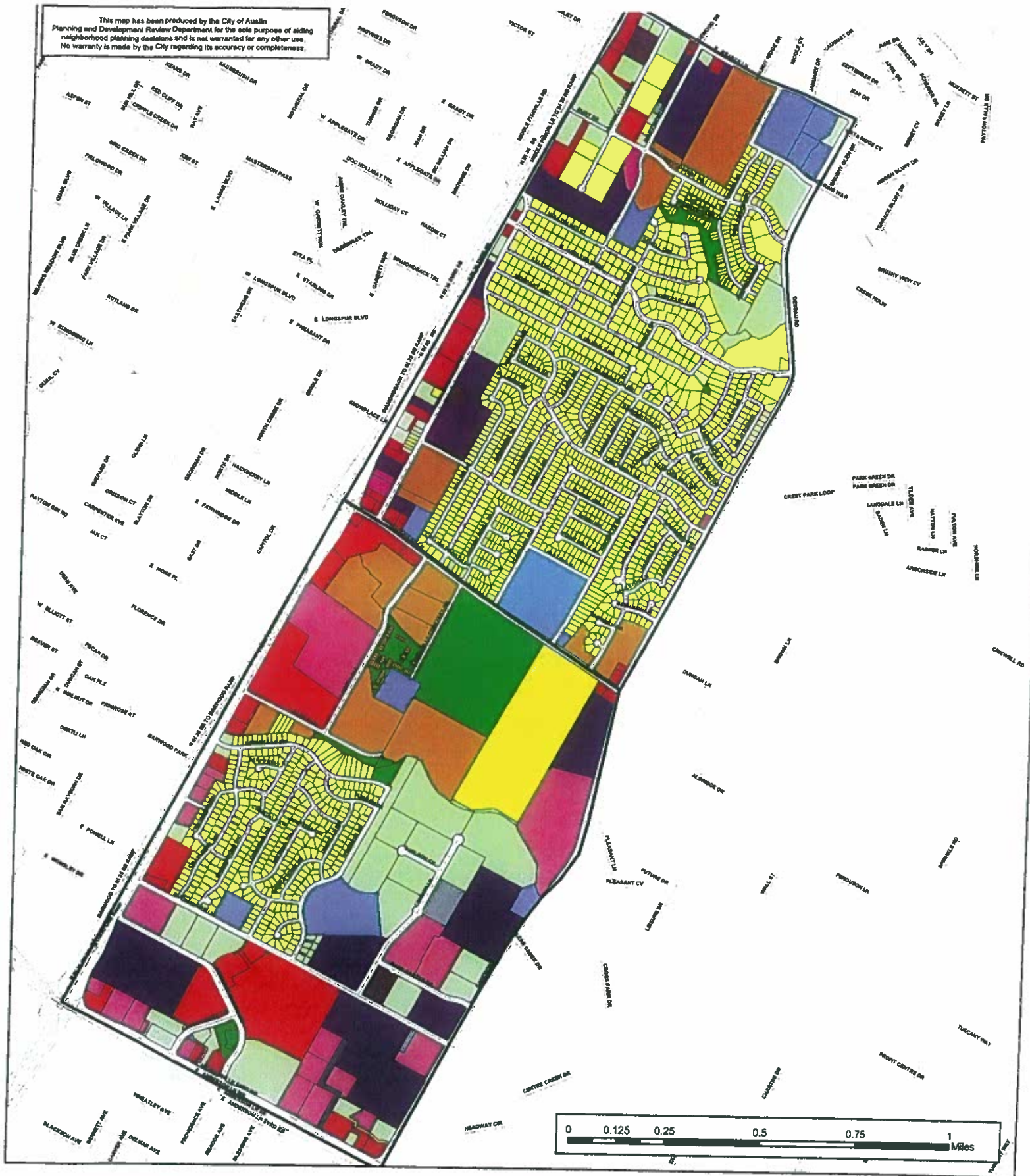
Planning Area Boundaries

Created 9/3/10

Attachment

C

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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Current Land Use Map

Attachment

D

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

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**Windsor Hills
Neighborhood Planning Area**

**Heritage Hills
Neighborhood Planning Area**

Legend

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Neighborhood Mixed Use
- Mixed Use
- Office
- Commercial
- Industry
- Recreation & Open Space
- Civic
- Utilities
- Creeks
- HHWHCNP



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

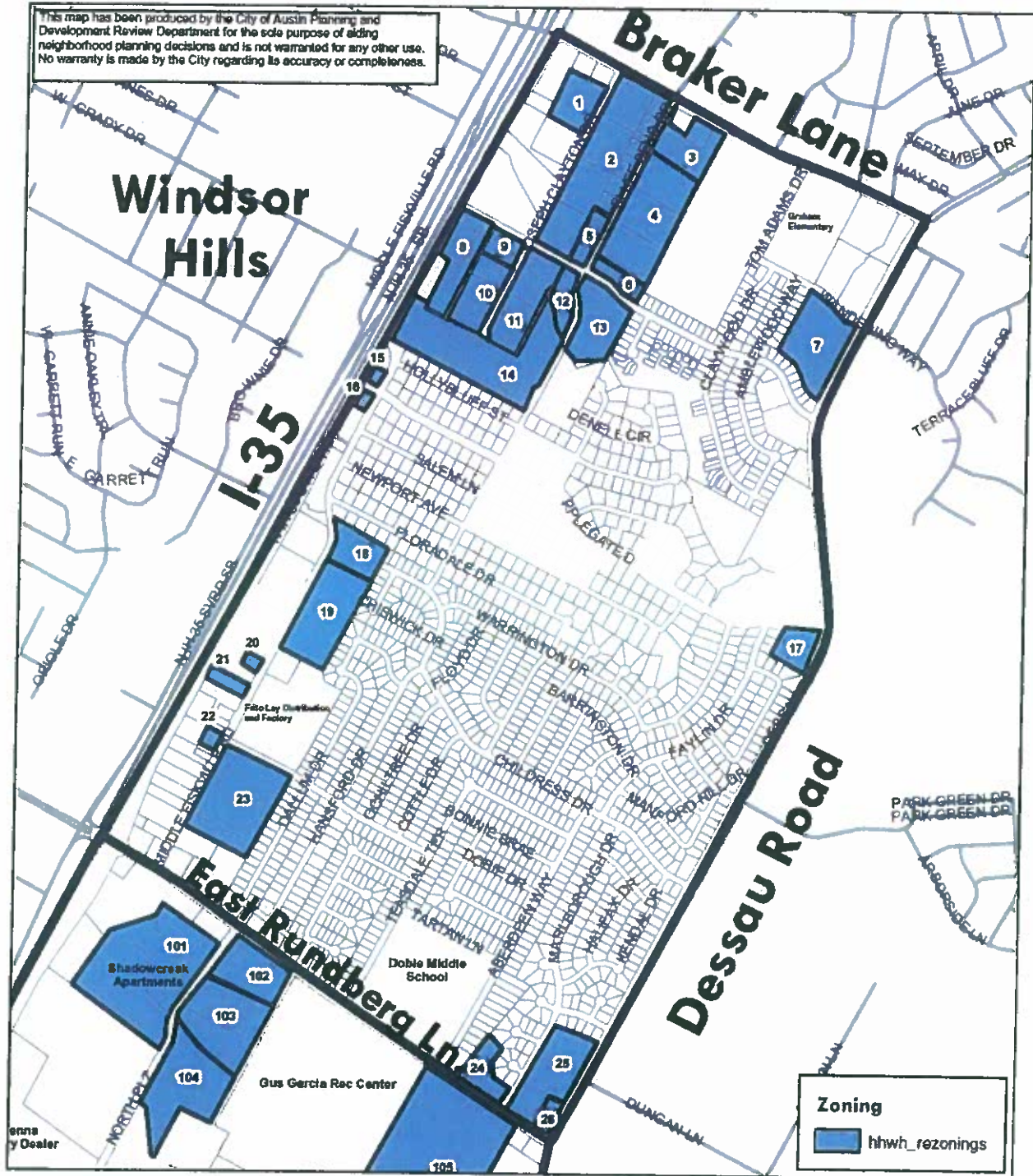
Future Land Use Map

Created 9/3/10

Attachment **E**



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Windsor Hills Neighborhood Planning Area

Rezoning Map

Created 7/12/10

0 0.05 0.1 0.2 0.3 0.4 Miles



Zoning Case # C14-2010-0161

Windsor Hills Planning Area Zoning Recommendations

C14-2010-0161

Tract #	TCAD Prop ID	COA Address	Current Zoning	Proposed Zoning
1	253468	11206 JOSEPH CLAYTON DR	SF-2	CS-NP
		11206.5 JOSEPH CLAYTON DR		
		11212.5 JOSEPH CLAYTON DR		
2	460722	11105 JOSEPH CLAYTON DR	I-RR	CS-NP
		861.5 E BRAKER LN		
		11205 JOSEPH CLAYTON DR		
	460721	11115 JOSEPH CLAYTON DR		
	460720	11101 JOSEPH CLAYTON DR		
	460719	11003 JOSEPH CLAYTON DR		
		11003.5 JOSEPH CLAYTON DR		
	460723	E 915 BRAKER LN	I-SF-2	
		E 909 BRAKER LN		
		11220 BLUFF BEND DR		
		11218 BLUFF BEND DR		
	460724	11206 BLUFF BEND DR		
	460725	11204 BLUFF BEND DR		
	460726	LOT 3 WALDEN MORRIS ADDN		
		11202 BLUFF BEND DR		
	460727	LOT 4 WALDEN MORRIS ADDN		
		11200 BLUFF BEND DR		
	460728	LOT 5 WALDEN MORRIS ADDN		
		11112 BLUFF BEND DR		
	460729	11110 BLUFF BEND DR		
460731	11108 BLUFF BEND DR			
460732	11106 BLUFF BEND DR			
	11102 BLUFF BEND DR			
460733	11020 BLUFF BEND DR	I-RR		
3	712527	E 1015 BRAKER LN	I-RR	CS-NP
	712528 (portion) Approximately 3.634 acres, being a portion of Lot 3A , out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County	E 1015.5 BRAKER LN		
		E 1019 BRAKER LN		
		712526 (portion) Approximately 0.021 acres, being a portion of Lot 1A , out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County		
4	460757	E 1005 BRAKER LN	SF-2	CS-MU-V-NP
	460755	11111 BLUFF BEND DR		
	460754	11101 BLUFF BEND DR		
	5	460734	11011 BLUFF BEND DR	
460735		11012 BLUFF BEND DR		
477460		11006 BLUFF BEND DR		
		11000 BLUFF BEND DR		
6	460752 (portion) Lots 1 & 2, Collinwood West Section III-A, as recorded in Volume 87, Page 50A, of the Official Plat Records of Travis County	11010.5 BLUFF BEND DR	I-RR	MF-3-NP
		1010 COLLINWOOD WEST DR		
		1000 COLLINWOOD WEST DR		
7	500941	11010 DESSAU RD	I-RR	GO-NP
		11020 DESSAU RD		
		11130 WANDERING WAY		
		11130.5 WANDERING WAY		
8	477462	801 RUBY DR	I-RR	CS-NP
		807.5 RUBY DR		

		10815.5 N IH 35 SVRD NB 10711.5 N IH 35 SVRD NB		
	460591 (portion) Lot 3, Joseph Clayton Subdivision, as recorded in Volume 61, Page 42, of the Official Plot Records of Travis County	N 10707 INTERSTATE HY 35		
9	477465	829 RUBY DR 821 RUBY DR 10806 JOSEPH CLAYTON DR	I-RR	LR-MU-V-NP
10	477466 477469	10710 JOSEPH CLAYTON DR 10700 JOSEPH CLAYTON DR	I-RR	CS-MU-V-NP
11	477472 477471	901 RUBY DR 10803 JOSEPH CLAYTON DR 10711 JOSEPH CLAYTON DR 10709 JOSEPH CLAYTON DR	I-RR	LR-MU-V-NP
12	477473	10908 BLUFF BEND DR	I-RR	CS-MU-V-NP
13	460752 (portion) Lot 3, Block C, Collinwood West Section III-B, as recorded in Document #199900345, of the Official Public Records of Travis County	1010 COLLINWOOD WEST DR 1000 COLLINWOOD WEST DR 1001 COLLINWOOD WEST DR 1001.5 COLLINWOOD WEST DR	I-RR	MF-3-NP
14	547573	10620 BLUFF BEND DR 10602 BLUFF BEND DR 10600 BLUFF BEND DR 10630 JOSEPH CLAYTON DR 10631 JOSEPH CLAYTON DR 10611 N IH 35 SVRD NB 106101 N IH 35 SVRD NB 10615 N IH 35 SVRD NB	I-RR	CS-MU-V-CO-NP
15	460372	N 10501 INTERSTATE HY 35	SF-2	GR-NP
16	460388	N 10421 INTERSTATE HY 35	SF-2	GR-NP
17	246903 526108	E 1403 APPLGATE DR 10300 DESSAU RD	RR	SF-3-NP
18	730503 (portion) The north 319.44 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD	LO; SF-2	LO-MU-V-CO-NP
19	730503 (portion) The south 342.66 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD 9915 MIDDLE FISKVILLE RD 10001 MIDDLE FISKVILLE RD 10001.5 MIDDLE FISKVILLE RD	CS; SF-3 SF-2	CS-MU-V-CO-NP
20	245118	9806 MIDDLE FISKVILLE RD	SF-2	CS-NP
21	245130	N 9729 INTERSTATE HY 35	SF-2	CS-NP
22	245122 245123 245124	9614 MIDDLE FISKVILLE RD 9612 MIDDLE FISKVILLE RD 9610 MIDDLE FISKVILLE RD	SF-2	CS-NP
23	245072 243413 243405 243406 243407 243408 243409 243410 243411 243412	9601 MIDDLE FISKVILLE RD 9435 MIDDLE FISKVILLE RD 9435 MIDDLE FISKVILLE RD A-1 9435 MIDDLE FISKVILLE RD B-2 9435 MIDDLE FISKVILLE RD C-3 9435 MIDDLE FISKVILLE RD D-4 9435 MIDDLE FISKVILLE RD E-5 9435 MIDDLE FISKVILLE RD F-6 9435 MIDDLE FISKVILLE RD G-7 9435 MIDDLE FISKVILLE RD H-8	CS; MF-2	CS-MU-V-CO-NP
24	242108	E 1400 RUNDBERG LN	LR	MF-3-NP
25	240719	9500 DESSAU RD 1416.5 E RUNDBERG LN 9411 MARLBOROUGH DR	GR	MF-3-NP

26	240717	9408 DESSAU RD	GR	GR-MU-V-NP
	240718	9406 DESSAU RD		

Windsor Hills Neighborhood Plan Combining District

C14-2010-0161

Existing and Proposed Conditional Overlays

The following is a list of proposed conditional overlays (CO) for certain tracts within the Windsor Hills Neighborhood Plan Combining District. Conditional overlays are shown in the following tract list with a "CO" in the zoning string.

Please note: For tracts with existing conditional overlays (conditions, prohibited uses, and conditional uses), City of Austin staff will recommend maintaining these conditional overlays as part of the rezonings for the Windsor Hills Neighborhood Plan Combining District.

Proposed COs:

Tract 5

Conditional Uses/Conditions:

Building size limited to 10,000 sq. ft.

Building height limited to 30 ft.

Prohibited Uses:

Resource extraction

Recycling center

Basic industry

Tract 14

Conditional Uses/Conditions:

A 25-foot wide vegetative buffer shall be provided and maintained along the southern property line. Vegetative screening within the buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual.

Tract 18

Conditional Uses/Conditions:

A 25-foot wide vegetative buffer shall be provided and maintained along the northern and eastern property line. Vegetative screening within the buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual.

Tracts 19, 23

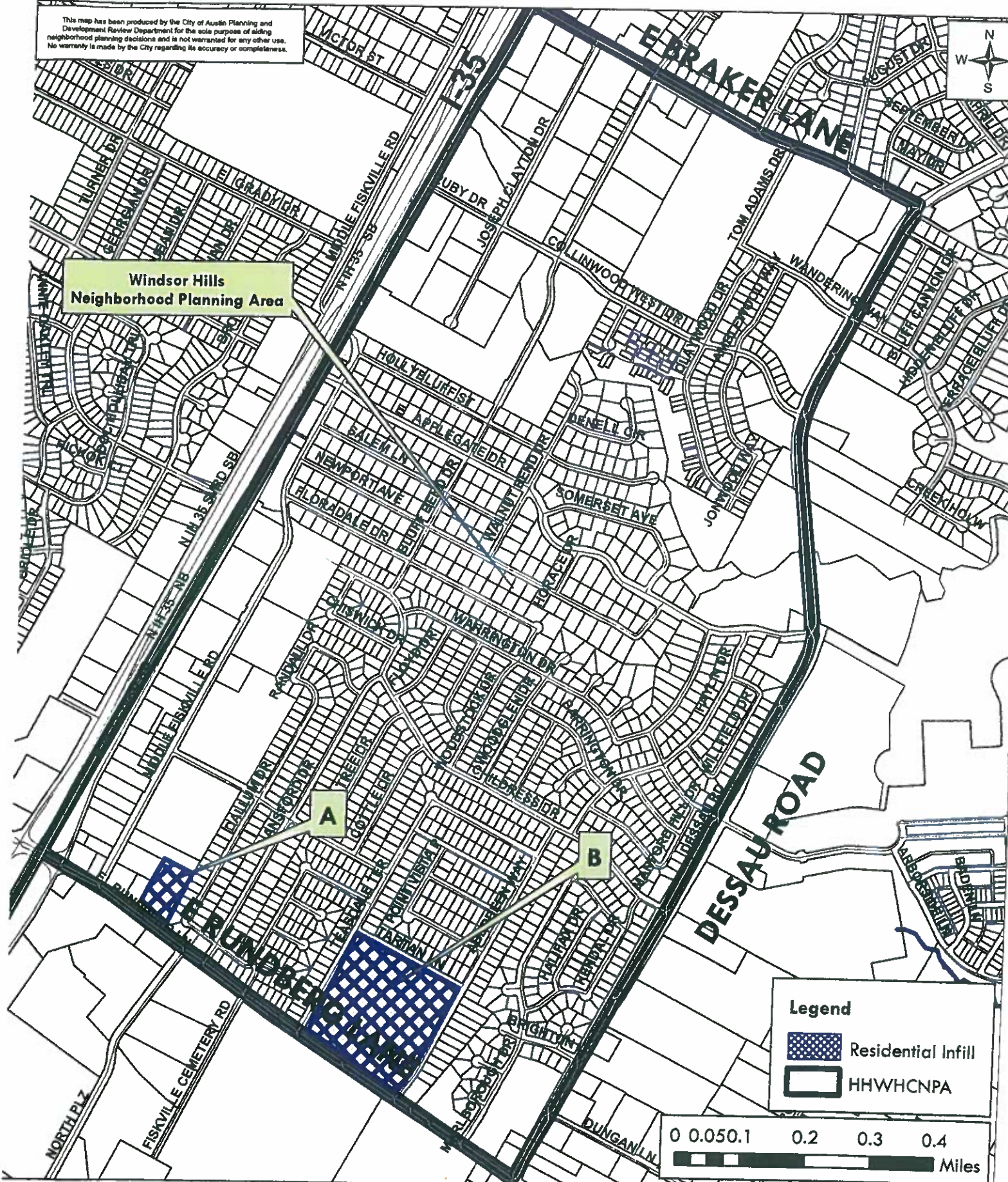
Conditional Uses/Conditions:

A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line. Vegetative screening within the buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual.

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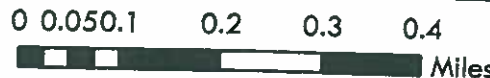


**Windsor Hills
Neighborhood Planning Area**



Legend

-  Residential Infill
-  HHWHCNPA



Windsor Hills Neighborhood Planning Area Special Use Infill Tracts

Created 10/4/10

Attachment



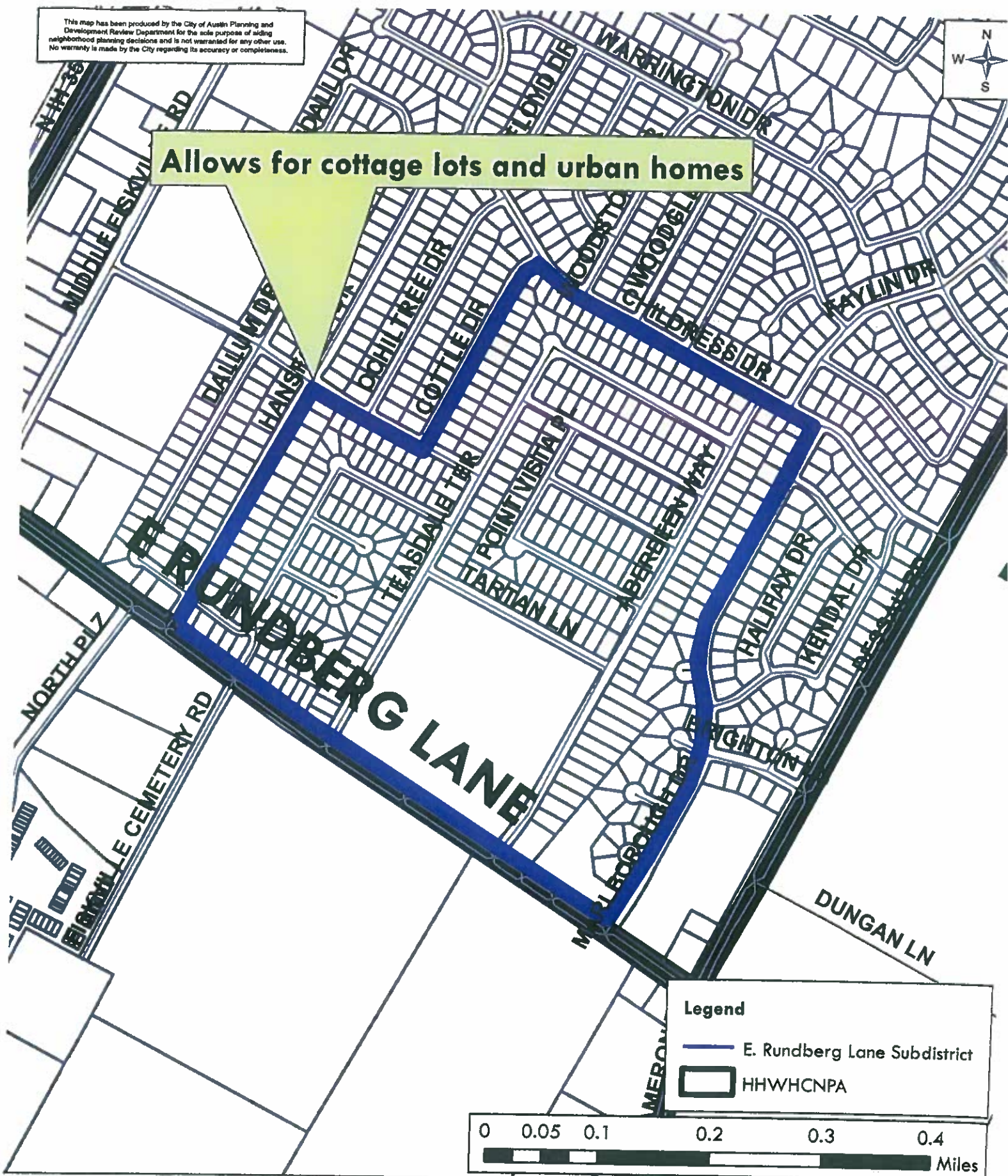
**Special Use Infill Tracts
Windsor Hills Neighborhood Planning Area
C14-2010-0161**

Tract #	TCAD Prop ID	COA Address	Proposed Infill
A	243400	E 930 RUNDBERG LN	Residential Infill
B	242087	E 1200 RUNDBERG LN	Residential Infill

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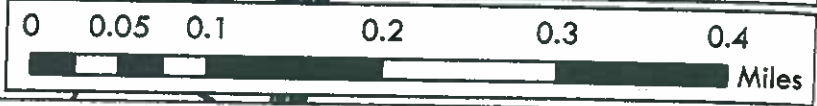


Allows for cottage lots and urban homes



Legend

- E. Rundberg Lane Subdistrict
- HHWHCNP



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area E. Rundberg Lane Subdistrict

Created 9/7/10

Attachment

K



Final Affordability Impact Statement*
Neighborhood Housing and Community Development
City Council Agenda: Case Number:

*This AIS is subject to any substantial changes that may occur after the Planning Commission review process.

Proposed Code Amendment:	Implement neighborhood plan for Heritage Hills/Windsor Hills Neighborhood Planning Area
Overall Impact on Affordability	Positive
Proposed Neighborhood Plan Impacting Housing Affordability:	<p>Proposed neighborhood plan would:</p> <p>Have an overall positive impact on affordability in the neighborhood by changing approximately 117 acres of property currently zoned commercial (CS) to mixed use (MU). The plan will also adopt the Urban Home and Cottage infill options in a designated sub-district approximately 113 acres in size, as well as the residential infill option on selected tracts and small lot amnesty throughout the combined neighborhood planning area.</p> <p>The plan has also maintained multi-family and higher-density single-family zoning wherever possible throughout the combined neighborhood planning area.</p> <p>The plan supports preserving a range of housing options to maintain affordability and allow for aging in place.</p>
Alternative Language to Maximize Affordable Housing Opportunities:	<p>Although the current draft neighborhood plan does have an overall positive impact on affordability, there are additional opportunities to maximize affordable housing in the combined neighborhood planning area:</p> <p>Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area</p> <p>Adopt the Secondary Apartment infill option over all single family residential properties in the combined neighborhood planning area</p> <p>Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.</p>
Other Recommendations:	None
Date Prepared:	October 11, 2010

Director's Signature: _____

Elizabeth A. Spencer (Acting Director)

Comment Forms Or Letters

***Please Note:** If the Planning Commission does not take action on the Heritage Hills/Windsor Hills Combined Neighborhood Plan and subsequent zoning changes at the November 9, 2010 hearing, the City Council hearing will likely be postponed. Check the minutes from the December 9, 2010, City Council hearing for the new hearing date.

Contact Information

For questions regarding the Heritage Hills/Windsor Hills Combined Neighborhood Plan or proposed zoning changes, please call or email:

Kathleen Fox
(512) 974-7877
kathleen.fox@ci.austin.tx.us

Greg Dutton
(512) 974-3509
greg.dutton@ci.austin.tx.us

Paul DiGiuseppe
(512) 974-2865
paul.digiuseppe@ci.austin.tx.us

Si Ud. necesita información en español, favor de llamar a Jacob Browning al (512) 974-7657.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) JASON WILKES

Address 12009 SNOW GORGE RD. A TX 78758

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own

***Please Note:** If the Planning Commission does not take action on the Heritage Hills/Windsor Hills Combined Neighborhood Plan and subsequent zoning changes at the November 9, 2010 hearing, the City Council hearing will likely be postponed. Check the minutes from the December 9, 2010, City Council hearing for the new hearing date.

Contact Information

For questions regarding the Heritage Hills/Windsor Hills Combined Neighborhood Plan or proposed zoning changes, please call or email:

Kathleen Fox
(512) 974-7877

kathleen.fox@ci.austin.tx.us

Greg Dutton
(512) 974-3509

greg.dutton@ci.austin.tx.us

Paul DiGiuseppe
(512) 974-2865

paul.digiuseppe@ci.austin.tx.us

Si Ud. necesita información en español, favor de llamar a Jacob Browning al (512) 974-7657.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: WE DON'T NEED ANYMORE APARTMENTS IN
NAVENS FOR ILLEGAL IMMIGRANTS BETWEEN RUNDBERG
AND BRAKER LANE!! WE HAVE ENOUGH!!!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) JIMMIE KUNKEL

☐ I am in favor
(Estoy de acuerdo)

Address 9810 OCHILTREE DR

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: I object to Heritage Hills/Windsor Hills
neighborhooding planning because these people
will only bring problems, stealing, drugs, and
property value will go down.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) Teresa Estrada
Address 1321 Warrington Drive
AUSTIN TX 78753

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)
Teresa Estrada

..... INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: I object to the zoning changes. I reason
we moved into this area 10 yrs ago, was because
of the quite neighborhood of mature well breed
environment. We already experience increase of walk-thru
traffic. We don't need anymore. I firmly Object of rezoning!
You may also send your written comments to the Planning and Development Review Department, P.O.
Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) Dwight S. & Bonnie F. Yetts ☐ I am in favor
(Estoy de acuerdo)
Address 1006 Wiskenia Cir. Austin, TX 78753 ☒ I object
(No estoy de acuerdo)

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